093.0	0006	0011.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	561,700	/	561,700
USE VALUE:	561,700	/	561,700
ASSESSED:	561,700	/	561,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
190		WASHINGTON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DINUCCI DARIN
Owner 2:	
Owner 3:	
Street 1:	294 HARVARD AVE
Street 2:	
Twn/City:	MEDFORD
St/Prov:	MA Cntry: Own Occ: N
Postal:	02155 Type:

PREVIOUS OWNER

Owner 1:	HARRINGTON PAUL F--ETAL -
Owner 2:	O SHEA MAURA P -
Street 1:	190 WASHINGTON STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,390 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1925, having primarily Wood Shingle Exterior and 928 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5390.000	152,100	2,400	407,200	561,700
Total Card	0.124	152,100	2,400	407,200	561,700
Total Parcel	0.124	152,100	2,400	407,200	561,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 605.28 | /Parcel: 605.2

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	
60828	
GIS Ref	
GIS Ref	
Insp Date	
02/20/19	

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 093.0-0006-0011.0

!7656!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	152,200	2400	5,390.	407,200	561,800	561,800	Year End Roll	12/18/2019
2019	101	FV	161,300	2400	5,390.	413,000	576,700	576,700	Year End Roll	1/3/2019
2018	101	FV	161,300	2400	5,390.	308,300	472,000	472,000	Year End Roll	12/20/2017
2017	101	FV	161,300	2400	5,390.	279,200	442,900	442,900	Year End Roll	1/3/2017
2016	101	FV	161,300	2400	5,390.	267,600	431,300	431,300	Year End	1/4/2016
2015	101	FV	152,600	2400	5,390.	226,900	381,900	381,900	Year End Roll	12/11/2014
2014	101	FV	152,600	2400	5,390.	215,200	370,200	370,200	Year End Roll	12/16/2013
2013	101	FV	152,600	2400	5,390.	204,800	359,800	359,800		12/13/2012

PRINT

Date	Time
12/10/20	22:16:21

LAST REV

Date	Time
10/29/20	08:22:12
danam	

USER DEFINED

Prior Id # 1:	60828
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7656

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HARRINGTON PAUL	73701-147	1	11/22/2019	Change>Sale	426,000	No	No		
	19800-458		5/1/1989		150,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/30/2020	838	Heat App	16,900	C				
2/20/2020	263	Addition	136,300	O				
11/15/2017	1530	New Wind	6,000	C				
10/2/2015	1480	New Wind	10,000					

ACTIVITY INFORMATION

Date	Result	By	Name
9/29/2020	Permit Visit	DGM	D Mann
4/9/2020	SQ Returned	JO	Jenny O
1/23/2020	SQ Mailed	JO	Jenny O
2/20/2019	Measured	DGM	D Mann
7/26/2018	MEAS&NOTICE	DGM	D Mann
11/23/2015	Permit Insp	PC	PHIL C
4/6/2009	Measured	197	PATRIOT
2/3/2000	Mailer Sent		
2/3/2000	Measured	263	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5390		Sq. Ft.	Site		0	70.	1.08	5									407,190						407,200	

Total AC/HA:	0.12374	Total SF/SM:	5390	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	407,190	Spl Credit		Total:	407,200

EXTERIOR INFORMATION

Type:	15 - Old Style
Sty Ht:	2 - 2 Story
(Liv) Units:	1 Total: 1
Foundation:	2 - Conc. Block
Frame:	1 - Wood
Prime Wall:	1 - Wood Shingle
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	YELLOW
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	%		
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	%		
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Fair
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	FA - Fair-Avg	35. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		35.6 %

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.98010004
Adj $ / SQ:	172.008
Other Features:	49750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	236244
Depreciation:	84103
Depreciated Total:	152141

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 2			Baths: 1				HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	2	
Totals			
1	7	2	

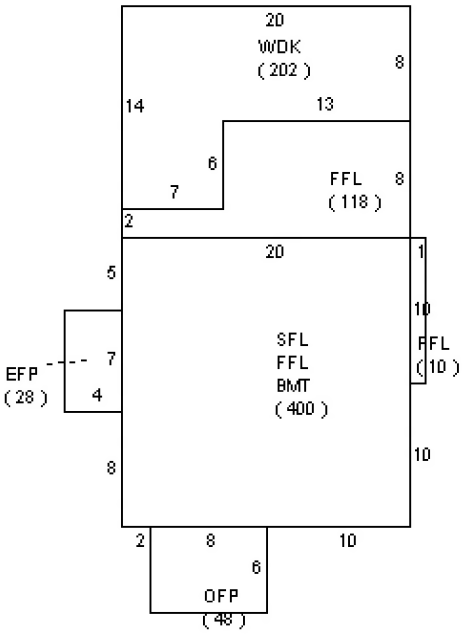
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	172.01
Special Features:	0	Val/Su Net:	94.71
Final Total:	152100	Val/Su SzAd	163.90

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	528	172.010	90,820
BMT	Basement	400	51.600	20,641
SFL	Second Floor	400	172.010	68,803
WDK	Deck	202	10.730	2,168
OFP	Open Porch	48	43.120	2,070
EFP	Enclos Porch	28	71.160	1,992

Net Sketched Area:	1,606			Total:	186,494
Size Ad	928	Gross Are	1606	FinArea	928

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 093.0-0006-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	10X19	F	FR	1925	25.34	T	50	101			2,400			2,400

More: N	Total Yard Items:	2,400	Total Special Featues:		Total: 2,400